Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	5/29 Hunter Street, Malvern Vic 3144
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price	\$967,500	Pro	perty Type	Unit		Suburb	Malvern
Period - From	01/01/2022	to	31/03/2022		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	9/49 Kooyong Rd ARMADALE 3143	\$525,000	08/06/2022
2	2/15 Egerton Rd ARMADALE 3143	\$500,000	28/06/2022
3	1/29 Hunter St MALVERN 3144	\$475,000	26/03/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/07/2022 13:02





Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> **Indicative Selling Price** \$460,000 - \$500,000 **Median Unit Price** March quarter 2022: \$967,500

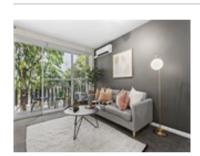




Rooms: 4

Property Type: Apartment **Agent Comments**

Comparable Properties



9/49 Kooyong Rd ARMADALE 3143 (REI)





Price: \$525,000 Method: Private Sale Date: 08/06/2022

Property Type: Apartment

Agent Comments



2/15 Egerton Rd ARMADALE 3143 (REI)







Price: \$500,000 Method: Private Sale Date: 28/06/2022

Property Type: Apartment

Agent Comments



1/29 Hunter St MALVERN 3144 (REI/VG)





Price: \$475.000 Method: Auction Sale Date: 26/03/2022 Property Type: Unit

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



